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Camelot Estates

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES

ENVIRONMENTAL SCIENCES DIVISION

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From: Stan C. Strom

Subject: Preliminary Environmental Review (PER) for a subdivision known as CAMELOT ESTATES in Flathead County, MT

This is to notify you that a Preliminary Environmental Review (PER) has been completed by the staff of the Environmental Sciences Division, Kalispell Regional Office regarding Camelot Estates; a proposed 58 lot subdivision on the north side of East Reserve Drive, near Kalispell, MT

You should also be aware that this evaluation is not a formal Environmental Impact Statement, but is instead a survey of possible problems which led to the ultimate decision that an Environmental Impact Statement is not warranted.

Any person, governmental agency or organization may obtain a copy of the PER by making a specific request to the Department. Any comments should also be directed to this office.

Respectfully submitted,

Stan C. Strom, R.S.
Subdivision Bureau

Environmental Sciences Division

"AN EQUAL OPPORTUNITY EMPLOYER"



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Kalispell Regional Office
3 Sunset Plaza Kalispell, Montana 59901
(406)755-5521

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Subdivision Bureau

Project or Application A proposed land subdivision known as "Camelot Estates".

Description of Project This 58 lot proposal involves small lots (.4 to 18+ acres)
with water service from the Evergreen Water System. It is located near East Reserve
Drive between Spring Creek and the Flathead River.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

| | Major | Moderate | Minor | None | Unknown | Comments on Attached Pages |
|--|-------|----------|-------|------|---------|-------------------------------|
| 1. Terrestrial & aquatic life and habitats | | | XXXX | | | |
| 2. Water quality, quantity and distribution | | XXXX | | | | see Note 1 |
| 3. Geology & soil quality, stability and moisture | | | XXXX | | | |
| 4. Vegetation cover, quantity and quality | | | XXXX | | | |
| 5. Aesthetics | | | XXXX | | | |
| 6. Air quality | | | | | XXXX | |
| 7. Unique, endangered, fragile, or limited environmental resources | | | XXXX | | | |
| 8. Demands on environmental resources of land, water, air & energy | | | XXXX | | | |
| 9. Historical and archaeological sites | | | | | XXXX | |



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POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

| | Major | Moderate | Minor | None | Unknown | Comments on Attached Pages |
|--|-------|----------|-------|------|---------|----------------------------|
| 1. Social structures and mores | | | XXXX | | | |
| 2. Cultural uniqueness and diversity | | | | XXXX | | |
| 3. Local and state tax base & tax revenue | | | XXXX | | | |
| 4. Agricultural or industrial production | | XXXX | | | | see Note 2 |
| 5. Human health | | | XXXX | | | |
| 6. Quantity and distribution of community and personal income | | | | | XXXX | |
| 7. Access to and quality of recreational and wilderness activities | | | | XXXX | | |
| 8. Quantity and distribution of employment | | | | XXXX | | |
| 9. Distribution and density of population and housing | | | XXXX | | | |
| 10. Demands for government services | | | XXXX | | | |
| 11. Industrial & commercial activity | | | XXXX | | | |
| 12. Demands for energy | | | XXXX | | | |
| 13. Locally adopted environmental plans & goals | | XXXX | | | | see Note 2 |
| 14. Transportation networks & traffic flows | | XXXX | | | | |

Other groups or agencies contacted or which may have overlapping jurisdiction Flathead Regional Development Office,

Flathead Co. Sanitarian

Individuals or groups contributing to this PER. Flathead Regional Development Office,
208 Water Quality Staff

Recommendation concerning preparation of EIS EIS not warranted

PER Prepared by: Stan C. Strom Stan C. Strom, R.S.

Date: 8/5/80

PRELIMINARY ENVIRONMENTAL REVIEW
Camelot Estates-Flathead County

The proposed subdivision now consists of 58 lots, generally $\frac{1}{2}$ to $\frac{3}{4}$ acre in size on the north side of East Reserve Drive in the SW $\frac{1}{4}$ Section 27, Township 29 North, Range 21 West, Flathead County, MT. This proposal was formerly 70 lots, at the time it was under Planning Board and local review (1979).

It will be served by the Evergreen Water System and sewage treatment/disposal is to be onsite septic systems. Environmental concerns over this proposal centered on loss of agricultural land, effects of sewage effluent on groundwater, and non-compliance with the comprehensive plan. There is also concern about the apparent lack of demand and the basis of need (Planning Board correspondence July 12, 1979, and proceedings of the hearings of June 26 and July 10, 1979).

Note 1

The soils in this area are largely gravelly loams and sandy gravels with an unconfined shallow aquifer moving generally southward. The depth, at seasonal high water, is in the vicinity of 5 to 8 feet according to the developers data and all lots, as proposed have an area designated for sewage disposal which is seven (7) feet or more above the apparent high groundwater. This separation meets the minimum as required by the regulation.

Meeting the standards, of course, does not mean that adverse water quality effects will not occur. According to the background of contaminated wells and studies by the Flathead Drainage 208 Project (Spratt, 1980) the shallow aquifer intercepts septic tank effluent from urban areas in this general vicinity when the water table rises to its peak in the runoff period. Soils of the type in this area (gravelly and sandy gravelly loams) are sufficiently permeable to allow a certain amount of downward movement of sewage contaminants and such movement will frequently encounter the shallow aquifer. In addition, the amount of contamination will increase as density of housing increases. It is anticipated that a certain amount of degradation would occur from any development of this density in this general area, but the effect from any single project is not generally regarded as a major impact. It is the cumulative effect of this proposal and several others in the general area that would be a major effect.

Note 2

The continued loss of agricultural land in this area is reflected in the Planning Board proceedings and recommendations. Dividing this acreage into residential lots also does not comply with the Comprehensive Plan. It is apparent that the north side of East Reserve Drive will continue to be converted to homesites and uses other than agricultural production if the market demand for lots continues, and the prices for agricultural products remains low in comparison to costs.





